



**AGENDA**  
**HIGHLAND CITY PLANNING COMMISSION**  
**Tuesday, September 24, 2019, 7:00 p.m.**

Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah

**CALL TO ORDER:** Chris Kemp, Chair

- Attendance – Chris Kemp, Chair
- Invocation – Commissioner Jerry Abbott
- Pledge of Allegiance – Commissioner Sherry Carruth

**APPEARANCES:**

Time has been set aside for the public to express their ideas, concerns, and comments on non-agenda items. Speakers will be limited to three (3) minutes.

*No comments were made.*

**PUBLIC HEARING ITEMS:**

1. **FP-19-04** Sterling Gardner is requesting approval of a Preliminary / Final Plat approval for a 2-lot subdivision of approximately 1.68 acres to be known as Arabian Meadows Subdivision. The property is located approximately at 10530 N 6000 W. *Administrative*

**PASSED 7:0** *The Commission made a recommendation of APPROVAL to City Council. Next Steps, City Council will review this request on October 1, 2019.*

2. **GP-19-01** In accordance with SB 34, Highland City is requesting to amend the Moderate Income Housing (MIH) section and qualified subsection of the General Plan. *Legislative*

**PASSED 7:0** *The Commission made a recommendation of APPROVAL to City Council. Next Steps, City Council will review this request on October 15, 2019.*

**APPROVAL OF MINUTES:**

- Approval of the July 9, 2019 meeting minutes.
- Approval of the August 27, 2019 meeting minutes.

*The Commission approved both the July 9, 2019 and August 27, 2019 Planning Commission Minutes.*

**ADJOURNMENT:**

NEXT MEETING: ***October 22, 2019*** at 7:00 pm City Council Chambers

*Legislative: An action of a legislative body to adopt laws or policies.*

*Administrative: An action reviewing an application for compliance with adopted laws and policies.*

**FOR SPECIAL ACCOMMODATIONS**

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Recorder at (801) 772-4506 at least 48 hours prior to the Commission meeting.

**CERTIFICATE OF POSTING**

The undersigned does hereby certify that the above agenda notice was posted in three public places within Highland City limits on this 19th day of September, 2019. These public places being bulletin boards located inside the City offices and located in the Highland Justice Center, 5400 W. Civic Center Drive, Highland, UT; and the bulletin board located inside Lone Peak Fire Station, Highland, UT. On this 19th day of September, 2019 the above agenda notice was posted on the Highland City website at [www.highlandcity.org](http://www.highlandcity.org).

Tara Tannahill, Planning Coordinator

## Welcome to the Highland Planning Commission Meeting



## PRELIMINARY / FINAL PLAT FOR ARABIAN MEADOWS

Item #1 – Public Hearing / Action  
*Administrative*

## PUBLIC APPEARANCES

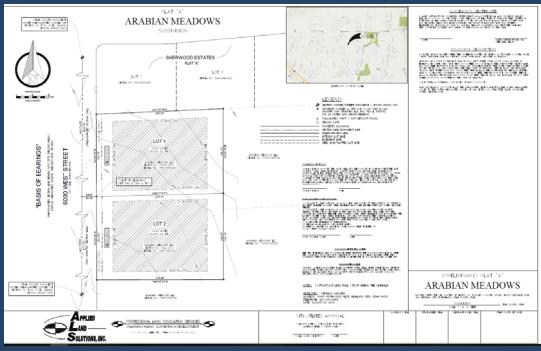
Time set aside for the public to express their ideas and comments on non agenda items. Please limit comments to (3) three minutes.



## Vicinity Map



## Final Plat



## Recommendation

The Planning Commission should hold a public hearing, accept the findings, and recommend **approval** of the proposed plat with the following stipulations:

1. The recorded plat conforms to the final plat date stamped August 27, 2019 except as modified by these stipulations.
2. All public improvements shall be installed as required by the City Engineer.
3. The civil construction plans shall meet all requirements as determined by the City Engineer.

## Citizen Participation

- Development Review Committee (DRC):
  - September 9, 2019
  - 2 residents attended
- Planning Commission Notice:
  - Posted in the daily herald, state website, city website and mailed notification to property owners within 500 ft.
- No written correspondence has been received.

## APPROVE FINAL PLAT FOR ARABIAN MEADOWS

Abbott, Jerr
Ball, Tim
Bills, Britne
Campbell, R
Carruth, Sh
Jones, Clau
Kemp, Chris
Wright, Aud

Yes = 0   No = 0   Abstain = 0

Pass

ALTERNATIVE MOTION FOR FINAL PLAT  
FOR ARABIAN MEADOWS

Abbott, Jerr
Ball, Tim
Bills, Brittne
Carruth, Sh
Jones, Clau
Kemp, Chris
Wright, Aud

Yes = 0   No = 0   Abstain = 0

**Fail**

APPROVE GENERAL PLAN UPDATE FOR  
MODERATE INCOME HOUSING

Abbott, Jerry
Ball, Tim
Bills, Brittney
Campbell, Ron
Carruth, Sherry
Jones, Claude
Wright, Audrey

Yes = 0   No = 0   Abstain = 0

**Fail**

**GENERAL PLAN UPDATE FOR  
MODERATE INCOME HOUSING**

Item #2- Public Hearing / Action.

*Legislative*



ALTERNATIVE MOTION FOR GENERAL  
PLAN UPDATE FOR MODERATE INCOME  
HOUSING

Abbott, Jerry
Ball, Tim
Bills, Brittney
Campbell, Ron
Carruth, Sherry
Jones, Claude
Wright, Audrey
Kemp, Chris

0 / 8

Yes = 0   No = 0   Abstain = 0

**Fail**



## APPROVAL OF MINUTES

- July 9, 2019
- August 27, 2019

## HIGHLAND CITY General Plan Update / Moderate Income Housing Plan (MIHP)

John Janson, AICP

Megan Ryan

September 24, 2019

Federal and State definition:  
*Affordable housing is any housing unit whose gross monthly costs (+utilities) are equal to no more than 30% of a household's gross monthly income. About \$1600 for rent per month or a mortgage.*



**Moderate Income Housing as defined by Utah State Legislature is:**

**Housing for households with a gross household income that is ≥ 80% of the county's area median income (AMI)**

**Workforce Housing is usually defined as housing for police, teachers, firefighters at 60-120% of the AMI.**

### Plain speak:

Essentially, it compares rents and housing prices to average incomes and sets a standard for what is considered too much to pay...

- 80% of the average income in Highland is \$103,000
- 80% of the average income in Utah County is \$64,000

### Moderate Income Housing Plan (MIHP) Requirements



We are here as follow-up to the 9/10 Joint meeting with the City Council to :



1. Review updates to the general plan to assure compliance with State law in regards to Moderate Income Housing



2. To hold a public hearing to get input



3. If ready, to forward a recommendation to the City Council for their consideration and adoption.

Process  
Completion  
by  
December 1

### Update the MIHP Housing chapter of your General Plan

1. Repeal old data and update that portion of your General Plan. (Population & AMI)      2. Revise the Goals section to add the 3 strategies you are currently doing and/or others.

Process: PC required to hold 1 public hearing, make a recommendation to the City Council, CC then considers adoption.

Submit the updated Chapter to State by December 1, 2019



Tonight's request is to review the updates to several sections of the 2008 General Plan as follows:

- Executive Summary
- Glossary of Terms
- Community Profile and Demographics
- Land Use Element
- Affordable Housing Element (replace entire section)
- Senior Housing

All changes have been identified in legislative format on Attachment 1.





### Dates

Highland City Planning Commission Discussion & Public Hearing: September 24<sup>th</sup>

Highland City Council : If recommended by the PC, they could review and consider/adopt amendments Oct. 15<sup>th</sup>

Send to DWS by December 1, 2019

**Let's Talk Strategies**

These become a part of the Plan!

Based on the joint session meeting with the City Council and Planning Commission the following four strategies are suggested:

- Goal to examine regulations for Senior Housing projects in the land use code and the specific examination of parking requirements for such.
- Goal to examine the regulations in mixed-use zones in the land use code to provide for a variety of housing types.
- Goal to examine any potential programs or partnerships with the Mountainlands Association of Governments (MAG).
- Goal to examine the regulations in the Accessory Dwelling Unit (ADU) ordinance in the land use code for potential modifications and incentives to encourage a variety of housing options for residents.



**Progress report due: 12/1/2020**  
**Expectation is that the City will work on the 4 strategies (e.g. make some progress)**

**Things to consider in 2020**